

NS

35779

97 APR 10 P1:25 Vol. 1197 Page 10652

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James L. Young

426 N. 2nd

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath ss.I certify that the within instrument
was received for record on the 10th day
of April, 1997, at
1:25 o'clock P.M., and recorded in
book/reel/volume No. M97 on page
10652 and/or as fee/file/instru-
ment/microfilm/reception No. 35779,
Record of Deeds of said County.Witness my hand and seal of County
affixed.Bernetha G. Letsch, Co. Clerk
NAME TITLE

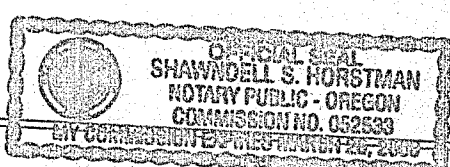
Fee: \$30.00

By Kathleen Rose, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
James L. Younghereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James L. Young & Tana Vallans
Father & Daughter, not as tenants in common but with full rights of survivorship
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:All that portion of Lots Nine (9) and Ten (10) of Block Ten (10) of EWAUNA HEIGHTS ADDITION to
the city of Klamath Falls, Oregon, described as follows:Commencing at a point on the Northeasterly line of said Lot 10 which lies Southerly a distance of 48.8
feet along the Westerly line of Second Street from the most Northerly corner of said Block 10 and which
said point is at the center line of a concrete driveway (which said concrete driveway is 8.7 feet in width);
thence Westerly parallel with Jefferson Street along the center line of the driveway 104.8 feet to the
Westerly line of said Lot 9 in said Block; thence Southerly along the Westerly line of said Lot 9 a
distance of 61.2 feet, more or less to the most southerly corner of said Lot 9; thence Easterly along the
Southeasterly lines of said lots 9 and 10 to the most Easterly corner of said Lot 10; thence Northwesterly
along the Northeasterly line of said Lot 10 a distance of 61.2 feet, more or less, to the point of beginning.
Together with the easement for use of concrete driveway as reserved in deed to John E. Gates and Helen
E. Gates, husband and wife, dated July 2, 1942, and recorded July 3, 1942, in Book 148 at page 269 of
Deed Records for Klamath County, Oregon, and subject to the easement granted in said deed, and subject
further to an unrecorded easement for underground sewer across the rear of said granted premises.Recorded to correct Legal Description on Deed recorded in Vol. M97. Page 3896
Dated 2-7-97 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Love & Affection
and the grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
which consideration (The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.030.)In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.In witness whereof, the grantor has executed this instrument this 9 day of April, 1997; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 9, 1997,
by James L. YoungThis instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____.
Shawndell S. Horstman
Notary Public for Oregon
My commission expires 3/26/2000